



## Staff Report

June 5, 2023 Council Workshop Meeting

Library Roofing Project Change Order Requests

Presenter: Will Noonan, Public Works Operations Manager

Time Estimate: 5 minutes

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**BACKGROUND:** The Camas Library Roofing Project was awarded to Pacific Tech Construction in fall 2022 for \$1,112,210. The project is anticipated to be completed in Summer 2023. During the course of construction, City staff in coordination with the Contractor, have identified additional deficiencies or improvements that have been considered for Change Orders for technical, building protection, and/or safety reasons.

**SUMMARY:** With the Library Roofing Project, there has been an opportunity to address several structural and safety related issues that have plagued the Library for several years. Unfortunately, some of the issues were not apparent until the existing roof was removed and the substructure inspected by the City's contractor and/or found through the course of construction. Staff has considered seven (7) separate change orders for Council's information and consideration as listed below. For clarity, the first four change orders have already been approved by staff and completed by the contractor or are in progress.

- 1. Drainage Issues (\$20,155):** Relocate the drainage over the north entrance. Create a new slope where the runoff will be directed to the external gutter. *This work has already been determined necessary, approved by staff and completed.*
- 2. Failed Roof (\$60,148):** Replace the existing roof over the veranda on the east side of the Library. The roof currently has three layers of roofing which covered the original drainage. The three layers will be removed, new roofing membrane added, and drainage reestablished. *This work has already been determined necessary, approved by staff and completed.*
- 3. Structural Deck Deflection Shims (\$68,970):** Add shims to correct the structural deck deflection on three different sections of the Library roof. *This work has already been determined necessary, approved by staff and completed.*
- 4. Sales Tax Correction:** Change the Sales Tax Rate to 8.5%. The Contract was finalized in 2022, with an 8.4% tax rate, which has since increased. *This work has already been determined necessary, approved by staff and completed.*

- 5. Snow Guards for Pedestrian Safety (proposed \$22,206):** An optional request to add Snow Guards along the west and north sections above the administrative offices of the Library. This would be a pedestrian safety feature, though only applicable during periods of heavy snowfall and staff is requesting input from Council on the cost vs. benefit.

As an additional item of interest, there have been two other change order proposals presented to the City in which staff has elected not to move forward. The first is to add fall protection on all sloped sections of roof (approximately \$50,000) for future use. Because staff does not perform regular or reoccurring maintenance on the sloped sections of roof this is not mandatory and is not recommended.

The other change order proposal that was rejected included removal of the drain rock that acts as ballast on a flat section of roof that supports the air chiller (approximately \$72,000). The drain rock has not affected the performance of the roof and is something that can be replaced at any point in the future by City staff.

**BUDGET IMPACT:** The total cost of the improvements that have been determined to be necessary and already approved by staff is \$149,273 (not including the change order adjusting the Sales Tax), or 13.4 percent of the original bid. If the fifth change order to include the Snow Guards is approved, the total cost of the change orders is \$171,479, or 15.4 percent of the original bid.

The adopted 2023 budget has sufficient funds to support this activity within the Major Building Maintenance line item; however, this project combined with other work will require additional budget authorization. Funds will be included in an upcoming Budget Omnibus.

**RECOMMENDATION:** The proposals for the first four change orders have also been placed on the June 5, 2023 Consent Agenda for the Regular Council Meeting for Council's consideration.

Staff recommends the fifth change order, the proposed snow guards, be placed on the June 20, 2023 Regular Meeting Agenda for Council's consideration.